



## Whitbarrow Road, Lymm, WA13 9AP

BEST & FINAL OFFERS 12 NOON FRIDAY 29 NOVEMBER 2024  
Former Social Club

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	2,300 sq ft / 213.68 sq m
<b>Price</b>	Offers in excess of £400,000
<b>Rates Payable</b>	£3,985.80 per annum
<b>Rateable Value</b>	£7,300
<b>BER Rating</b>	Upon enquiry

### Key Points

- Development Opportunity
- Scenic Outlook
- Existing Commercial Use
- Freehold
- Excellent Location
- Ideal for Residential (STP)
- Potential for Additional Floors
- Vacant Possession

## Location

The property is located in an idyllic and secluded part of Lymm Village Centre.

It is situated along Whitbarrow Road, within easy reach of the Village Centre via a nearby underpass beneath the Bridgewater Canal.

The Bridgewater Canal runs along the southwest boundary of the property.

## Description

We are delighted to offer for sale this rare and exciting freehold development opportunity. The property comprises a predominantly single storey former social club premises that is now offered for sale with full vacant possession.

We are of the opinion that the property offers significant redevelopment potential and we expect purchaser demand to be extremely high.

The asset is formed by two separate Freehold Titles that provide clean and clear ownership to the footprint of the building only. There is a garden area to one side that is used by the Club, however, it forms part of the Bridgewater Canal Title. Purchasers must satisfy themselves as to the potential for this land in conjunction with future use of the property.

Internally the property comprises a former Social Club that is predominantly open plan and is arranged over the ground floor only, with the exception of a small lower ground floor garage/entrance area. Wc and kitchen facilities are provided.

The property will be marketed by private treaty with a best and final tender process on a date to be confirmed, whereby unconditional offers will be preferred.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,110	196.03
Lower Ground	422.40	39.24
<b>Total</b>	<b>2,532.40</b>	<b>235.27</b>

## Services

All mains services are understood to be connected.

## Tenure

Freehold.

## Status

Vacant Possession on Completion.

## Guide Price

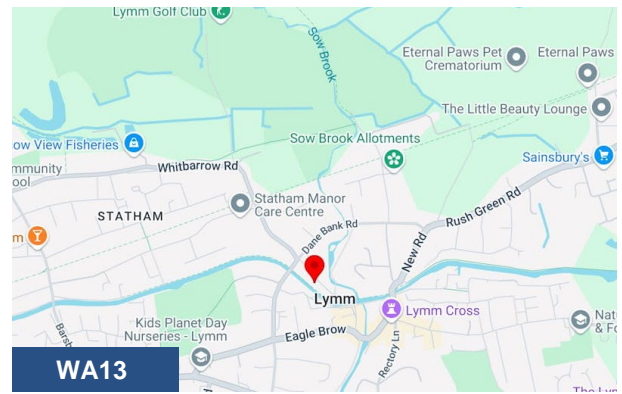
Offers over £400,000 are sought.

## VAT

Our Clients are unaware of the VAT status and the above asking price is quoted exclusive of VAT, should it be applicable.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of Identification and confirmation of the source of funding will be required from the successful purchaser.



## Viewing & Further Information



**Rob Bates**

01925 414909

rbates@morganwilliams.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 05/12/2024

# TERMS OF DISPOSAL

WHITBARROW ROAD  
LYMM  
WA13 9AP

Thank you for registering your interest in the above property.

Due to the high level of interest, we are now inviting all interested parties to submit their best and final offers for the property by **12 Noon on Friday 29 November 2024**.

Please note our client is seeking offers over of £400,000.

Your offer should be submitted in writing (email is acceptable: rbates@morganwilliams.com and hquarmby@morganwilliams.com), to this office and marked **Whitbarrow Road, Lymm - Tender**, to include the following:-

1. Your offer.
2. Any conditions attached to your offer.
3. Proposed use of the property together with any supporting information.
4. Identity of purchaser:
  - a) the name of the individual or individuals who will be purchasing the property together with their postal address, or
  - b) the name of the company, registered address and names of the directors who will be purchasing the property.
5. Proof of funding which can be in the form of a bank statement, or letter from your Bank confirming sufficient cash funds are in place. Alternatively, information confirming a mortgage offer which again will prove that sufficient funds are available to you.
6. Your solicitors contact details.
7. Estimated timescales for exchange and completion.

The selected purchaser will be required to verify their identity in order to comply with new money laundering regulations and legislation that came into force 26<sup>th</sup> June 2017. The identity verification requires a form of photographic ID together with another form of ID to verify proof of residence. Further details as to which documents are acceptable will be provided to the selected purchaser.

Please note that this is an informal tender and my client is not obliged to accept the highest or any offer that is received.